Miscellaneous Record, No. 18, Madison County

#529

E.P.Connoran) Filed for record the 9th day of May A.D.1914,at 4:01 o'clock P.M.
to Jeannette E.Beck.Recorder.
The Public) Afft.

Thos 30 AUDITED U. F. R

State of Iowa Madison County,S.S.

I,E.P.Connoran,of said county and State,first being duly sworn,upon oath depose and say that I have lived in Winterset,Madison County, Iowa,continuously since my return from the Civil War in 1865,and that from that date,up to the year 1909,I resided continuously at my residence on Lot 12,of Berger's Four-acre Lot,in said city,and have at all times since 1865,been thoroughly and well acquainted with the ownership and residences of parties owning and living on Lot 9 of said Berger's Four-acre Lot, That the house situated on said lot9,was (with the exception of a very few years,when a temporary house was located on Lot 11,the only lot between Lot 9 and Lot 12) the first house west of my house in said city,and I know and am well and personally acquainted with R.A.Reeder and her husband,E.W.Reeder,and have known them continuously for more than thirty-five years last past,and know of my own personal knowledge that the said R.A.Reeder and her husband,E.W.Reeder,became the owners of and took possession of the land conveyed to them by warranty deed from J.T.White and wife,F.A.and N.W.Munger and wife,J.M.,dated Mar.30,1877,and recorded on Oct.1,1879,in Deed Record 18, at page 147,of the records of the County Recorder of Madison County,Iowa,and know of my own personal knowledge,that said R.A.Reeder and her husband,E.W.Reeder,have,at all times since said date,been in the actual, open,continuous,notorious,peaceable,adverse and uninterrupted possession,and occupancy of said real estate and have actually lived and resided thereon continuously and openly since said date,all under claim of right and color of title of said warranty deed,except that about the year 1899,the said R.A.Reeder and husband,E.W.Reeder,sold and conveyed a part of said real estate to their daughter, Gertrude Church,who has to my certain knowledge,had and hold open,continuous,notorious, adverse,peaceable and uninterrupted possession of the part of said real estate so conveyed to her,under color of title and claim of right,at all times since said conveyance, until some time during the spring of this present year,of 1914,when she sold same(as I am informed and verily believe,) to one W.H.Wright who is now in possession thereof,and living thereon.That the said E.W.Reeder was a Soldier in the Civil War,and is a member of the same G.A.R.Post as myself,and our relations have always been friendly and neighborly,and all the statements made herein are known to me of my own personal knowledge,and I have no interest in making same,except to establish the fact of adverse possession and title by R.A.Reeder as herein stated.That this affidavit is made at the request and instance of the present owner of said real estate and for the purpose of removing a cloud on the title,and is to be recorded by such owner for such purpose. E.P.Connoran.

Subscribed in my presence and sworn to before me by said affiant,this 7th day of May, A.D.1914.

J.E.Tidrick.

Notary Public in and for Madison County,Iowa.

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